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BOSTON NO. 1 FREE DAILY IN THE

Monday, July 1, 2019 metro.us | t: MetroBOS | f: Me



UN-BELIEVABLE
Trump meets North Korean leader, gets
slammed by Dems. 2



Stacey Abrams talks the state of the
union. 6-7

MBTA fare hikes go
into effect today. 4

ALL SMILES

Celtics are hoping Kemba Walker
can be the smiling face to cure
their locker room issues. 8



GETTY IMAGES



NEWS

MONDAY

79° | 66°

Sunny

TUESDAY

82° | 67°

Slight Chance
Showers then
Mostly Sunny

WEDNESDAY

83° | 66°

Sunny

THURSDAY

84° | 70°

Sunny

FRIDAY

84° | 71°

Chance Showers then
Slight Chance
T-storms

After surprise Trump-Kim meeting, US and North Korea to reopen talks

Both leaders agreed to visit each nation "at the right time."

President Donald Trump became the first sitting U.S. president to set foot in North Korea on Sunday when he met its leader, Kim Jong Un, in the Demilitarized Zone (DMZ) between the two Koreas and agreed to resume stalled nuclear talks.

The meeting, initiated by a spur-of-the-moment tweet by Trump that Kim said took him by surprise, once again displayed the rapport between the two. But they are no closer to narrowing the gap between their positions since they walked away from their summit in February in Vietnam.

The two men shook hands warmly and expressed hopes for peace when they met for the third time in just over a year on the old Cold War frontier that for decades has symbolized the hostility between their countries, which are technically still at war.

Trump, escorted by Kim, briefly crossed a



President Donald Trump meets with North Korean leader Kim Jong Un at the demilitarized zone separating the two Koreas, in Panmunjom, South Korea. REUTERS

military demarcation line into the North side of the Joint Security Area (JSA), patrolled by soldiers from both Koreas.

Moments later, they returned to the southern side and joined South Korea's President Moon Jae-in for a brief chat, marking an unprecedented three-way gathering.

Trump and Kim then held a closed-door meeting for nearly an hour.

"We just had a very, very good meeting,"

Trump said after the talks. "We'll see what can happen."

He said both sides would set up teams to push forward stalled talks aimed at getting North Korea to give up its nuclear weapons, adding "speed is not the thing."

Pope Francis, making his weekly address in St. Peter's Square, praised the meeting. "I salute the protagonists, with a prayer that such a significant gesture will be a further step

on the road to peace, not only on that peninsula, but for the good of the entire world," he said.

Trump and Kim met for the first time in Singapore in June last year, and agreed to improve relations and work toward the denuclearization of the Korean peninsula.

But the second summit in Hanoi broke down after the two sides failed to narrow differences between a U.S. demand for North Korea to give up

its nuclear weapons and a North Korean demand for sanctions relief.

"PLENTY OF TIME"

Kim looked relaxed and smiled as he chatted with Trump amidst a throng of press photographers, aides and bodyguards.

Trump said the two leaders "moved mountains" to arrange the last-minute meeting.

"I was surprised to see you expressed an intent to meet," Kim told Trump,

referring to Trump's offer for a meeting in a tweet on Saturday. Trump came to South Korea after attending a Group of 20 summit in Osaka, Japan.

"This is an expression of his willingness to leave behind the past and work toward a new future," Kim said.

Kim said it would be a great honor if Trump visited his capital of Pyongyang. The two agreed to visit each other's country "at the right time," Trump said.

"To cross that line was a great honor," Trump said, referring to his brief incursion into the North Korean side of the DMZ. "It's a great day for the world."

But there has been little sign that North Korea and the United States are any closer to narrowing differences on the nuclear issue.

U.S. Secretary of State Mike Pompeo told reporters shortly before departing South Korea that a fresh round of talks will likely happen "sometime in July" and the North's negotiators would be foreign ministry diplomats.

REUTERS

Democratic candidates dump on Trump over North Korea meeting

Candidates running for the 2020 Democratic presidential nomination on Sunday criticized President Donald Trump's latest overture to North Korean leader Kim Jong Un, saying the leaders' meeting lacked substance and elevated a ruthless dictator.

The Republican Trump became the first sitting U.S. president to step into North Korea on Sunday, drawing on his penchant

for showmanship and surprise to pull off talks with Kim in the Demilitarized Zone that divides the two Koreas.

The meeting, at Trump's last-minute invitation, drew praise from some including Pope Francis as a step toward peace. Critics called it a publicity stunt and said Trump wasted an important symbolic move when there has been little sign that North Korea has



REUTERS

taken meaningful steps toward denuclearization.

A number of Democrats vying to replace Trump in the White House in the 2020 election said there was nothing wrong with talking to U.S. adversaries including Kim. This round of talks however, they said, should have followed intense preparations and substantive progress by North Korea on the nuclear issue. REUTERS

Editor's Note

We know you're focused on enjoying those sunny summer weekends, and so are we! That's why we'll be publishing expanded WKND editions throughout the month of July. And after this Wednesday, Metro will be taking it easy for a few weeks and publishing only WKND editions, on July 11, July 18, July 25 and Aug. 1. We'll be back to our regular four-day publishing week after that.

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MBTA station.

WIKIMEDIA COMMONS

MBTA's controversial fare hikes go into effect Monday

Commuters and public officials, including Boston Mayor Marty Walsh, had called for the increases to be postponed.

MICHAEL MARTIN
letters@metro.us

The MBTA's fare hikes take effect Monday, despite calls from riders and public officials like Boston Mayor Marty Walsh to delay them.

Fares will rise nearly 6 percent, on average. A one-way subway ride using a CharlieCard is increasing to \$2.40 from \$2.25. Monthly subway passes will cost an additional \$5.50.

One-way commuter rail trips will cost as much as 75 cents more, while some monthly passes are increasing by up to \$27.75.

Local bus fares will stay the same: \$1.70 with a Charlie Card and \$2 for cash payments. Reduced fares for senior citizens and students remain in effect throughout the system.

Walsh initially supported the fare hikes but reversed course last month. He called on the T to postpone them until the agency fixes the issues that caused the recent derailment of a Red Line train and subsequent commuting delays. "There should be no fare increase until the Red Line is fixed," Walsh tweeted on June 17. "The @MBTA must act with urgency and it's unfair to ask riders to pay more until the Red Line is fully operational."

A campaign against the fare hikes was joined by Boston City Councilor Michele Wu,

who has advocated for the MBTA to be fare-free. A change.org petition to call off the increases had attracted nearly 9,000 signatures by Monday.

"I think the requests to delay the fare increases are just an expression of frustration in the wake of the derailment," Transportation Secretary Stephanie Pollack told the State House News Service on June 18. "I am totally sympathetic to that level of frustration. I just think the fare increase is the wrong target for that frustration."

The T is expected to take in an additional \$30 million from the fare hikes. The agency last raised fares in July 2016 and is prohibited by state law from raising them again until July 2021.

Investigations continue into the June 9 Red Line derailment, the MBTA's fourth this year and the second to happen within four days. In the early-morning hours, an MBTA car went off the tracks as it approached JFK/UMass, traveled nearly 1,800 feet and collided with a shack that held signal equipment, causing serious damage to the signaling infrastructure, injuring 11 people and snarling commutes.

T officials have said that an outside investigator's report on that incident, and other derailments in the last two years, would be publicly available by September.

A Boston Globe analysis of federal records found that Boston had the second-highest total of metro transit derailments in the country, with 43 reported between 2014 and 2018. Only New Orleans logged more, with 72.



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LIFESTYLE

Stacey Abrams on the state of our nation

ALL CITY IMAGES

The Georgia Democratic leader will be speaking at this year's OZY Festival.



PAT KING
patrick.king@metro.us

With the conclusion of the first two Democratic primary debates of the 2020 election behind us, we are now getting a

clearer picture of a possible change of power in Washington. We spoke with Georgia leader Stacey Abrams, who will be speaking at this year's OZY Festival, about the rights we need to protect as American citizens given the current state of our nation and whether or not she will throw her hat into the 2020 race for the presidency.

We are currently living in one of the most politically divided times in our country's history. You will be appearing at this year's OZY festival. Tell us about your involvement and what kinds of messages you hope this festival will convey. Well, I'm excited. This will be my first OZY Fest, but I have seen a bit about the previous ones and I'm excited to

be a part of it. My work is focused on making certain that every American has full access to our democracy, because this is about power. It's about our power to shape our future, our power to participate and how our values are lived. And voter suppression, in my mind, is the strongest and most prevalent existential crisis that we face. Because our ability to make

decisions about climate change, about reproductive choice, about criminal justice reform, about health care, all come back to the question of, do we have full participation in our democracy?

With today's Supreme Court decisions, we have seen a bit of a whipsaw where partisan gerrymandering will be allowed. But luckily, the citizenship question of the census won't be. And one of the conversations I hope we have is a conversation about the fact that this means every voice will count, and to an exceptional degree in 2020. That we must have every person's participation, because the decisions to be made for the next 20 years through redistrict-

ing will happen based on the census and based on our ability to elect leaders in 2020 who reflect our values and respect our choices.

It's an understatement to say that the Trump administration seems to be downplaying the threat of foreign influences on our elections. As someone who has suffered the consequences of election tampering firsthand, how important is it to make sure one of our most sacred rights as Americans remains intact? Exactly. What we have to understand is that foreign influence has its effect, in part, because of the distance that's been created, from citizens and their ownership of their right

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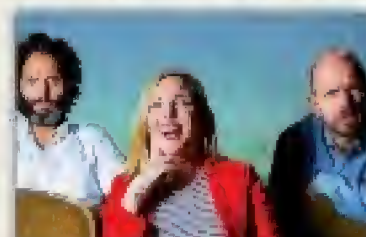
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AUG 17



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JULY 24

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RACHEL BLOOM
OCT 12



ERIC ANDRE
SEPT 14

RICHARD MARX AND
RICK SPRINGFIELD
OCT 20
NEIL DEGRASSE
TYSON
OCT 21



GIPSY KINGS
SEPT 17

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to vote, and their ability to execute it. When you have three streams of information in an election cycle — good information, bad information and disinformation — if there isn't an active supply of good information, then either bad information or disinformation will guide the decisions made by the most vulnerable of our voters. And so, one of the joys of our campaign

"My work is focused on making certain that every American has full access to our democracy."

Stacey Abrams

in 2018, for me, was being able to go into communities that have been unseen and unheard, that had been ignored by politicians and did not understand just how vital and effective they could be. We can't stop foreign influence completely. We

can certainly do more to mitigate it. And I wish we had leadership in D.C., in the Republican Party in particular, that would be willing to take up the questions of election security. But, in lieu of their actions, our best defense is to have good information going to these editors. Making certain, as they know they have the right to vote, they understand what's at stake, but also that we have cleared a path within our power, which is to remove obstacles to voting by eliminating voter suppression.

The support for impeachment seems to be growing by the day. Given what we have learned from the Mueller report, do you think now is the right time to begin impeachment proceedings?

I actually do not see those as a common question. Impeachment should be based on the behavior of the president. Whether the president broke the law or not, whether he committed impeachable offenses. And that should be determined



by the legislature. I support Speaker Pelosi's approach, which is to actually gather the information and the evidence necessary, to demonstrate the fullness of his ... that action, such as they may be. And so, I don't think that timing is the question. I think the real issue is making certain that we have a record that is accurate and full and complete and can withstand what will come of an attempt at impeachment. Because the reality is, you — in the legal world, you do not prosecute until you

have sufficient evidence. And while the Mueller report is damning, we need full information. So we understand not only what the questions are, but what the answers are.

Do you think the conversation will change once Mueller testifies?

I think it will continue to evolve, but I think it's just as important that we watch what's happening in Chairman Nadler's committee, with the information they are seeking to secure; what's happening with Chairman Cummings and the

information he's seeking to secure. The machinations of legislative bodies can sometimes seem boring and plotting, but you want the clearest pathway, and you want the deepest amount of information. Having served in a similar role for several years, I know it can sometimes feel very ... it can feel dithering to those on the outside. But I actually support the goals of our Democratic Caucus, which are to make certain in the democratic leadership, to make certain that we've asked the questions, and have the answers before we take this extraordinary step. We've only impeached two presidents in American history, and it is a critical question to me that we do this properly.

We are currently in the beginnings of the 2020 election cycle. Many people thought you would be running. Is there still a possibility?

It is. No, it's still something I'm considering. I have always said I want to. I think that certainly, the fall is the deadline for

making a decision, and that is what I'm looking at. But, you know, I will say that I will run if I believe that there is value that I can add to the debate, and add to the contest, and if I believe I can win. But I am incredibly pleased with the caliber and quality of the candidates we have now, which is why I haven't thrown my name into the ring yet.

Do you think having this many candidates hurts or strengthens the Democrats' platform?

I think it's a perfectly appropriate number of candidates. We forget that in 1992, I think it was 18 candidates. In 2016, it was certainly 18 candidates. We have had larger fields, I think on the Democratic side, because we have had smaller fields, both in 2008 and 2016. We have sort of a short-term memory problem that this is not an unusual surfeit of candidate. What is different is that the debates have started earlier, and the winnowing process is different than it was, you know, a generation ago.

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Wednesday – July 17, 2019 – 11:00am – 5:00pm
Thursday – July 18, 2019 – 11:00am – 7:00pm
Friday – July 19, 2019 – 11:00am – 5:00pm
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SPORTS

Celtics get their big fish in Kemba Walker, may also now be looking to keep Al Horford.



MATT BURKE
matt.burke@metro.us

The craziest free-agency period in NBA history kicked off Sunday night with a flurry of rumors, several reports of done deals, and multiple blockbuster trades in the works.

Here are updates on several key free agents as of press time.

Kemba Walker

Walker will join the Celtics with a four-year, \$141 million contract, with the Celtics hoping he can help cure what was a dysfunctional locker room last season. Walker is regarded in most circles as a top 20-25 player, slightly below where Kyrie Irving lands in most lists. But Walker is known throughout basketball as an enthusiastic teammate who brings locker rooms together.

Terry Rozier

The Athletic's Shams Charania tweeted Sunday afternoon: "Free agent guard Terry Rozier plans to agree to a three-year, \$58 million contract with the Charlotte Hornets via sign-and-trade."

Al Horford

The Sixers had been linked to Horford for several days, but on Sunday it was revealed that the Celtics were looking to make several sign-and-trade deals (with Rozier going to Charlotte) in an attempt to bring back Horford.

That is no slam dunk, however.

Yahoo contributor Keith Smith said, "The Boston Celtics do not have a commitment

Celtics reel in Kemba



Kyrie Irving is set to sign a four-year deal with the Celtics.

GETTY IMAGES

from Al Horford to resign but know they can't get one without the ability to offer him a deal at market value. Thus, they are arranging sign-and-trade deals to even be able to make the offer to Horford, while maintaining the full mid-level exception."

Kevin Durant

Durant and Kyrie Irving will sign with the Brooklyn Nets, with Durant nabbing a four-year, \$164 million deal and Irving getting four years at \$141 million. Brooklyn will also sign DeAndre Jordan.

Durant announced his intentions on The Boardroom Instagram account, with the post: "Kevin Durant to sign with Brooklyn Nets. Kevin Durant has confirmed he will sign a max deal with the Brooklyn Nets when the free agent moratorium period ends on July 6."

A Notorious B.I.G. song played with the post. Biggie was famously born in Brooklyn.

The Nets will likely be without Durant's services during the 2019-20

season as he recovers from an Achilles tendon rupture.

Kawhi Leonard

FOX Sports' Chris Broussard tweeted out on Sunday that he was hearing "strong rumblings" that the Lakers were in the

lead for Leonard. Heading into the weekend, it looked as though Leonard would either be heading back to Toronto or to the Los Angeles Clippers.

Jimmy Butler

At the start of last weekend it seemed certain that Butler was going to

be headed to Houston in a sign-and-trade, but the Miami Heat and Los Angeles Lakers have closed in during the final leg of the race to potentially land the stone-cold shooting guard.

Butler was reportedly meeting with Heat officials last night in South Florida when the free-agency period opened at 6 p.m.

The Associated Press' Tim Reynolds tweeted Sunday afternoon that "Jimmy Butler is expected to tell Miami officials that he wishes to play for the Heat, per source."

ESPN's Adrian Wojnarowski also reported that Butler will be traveling to Los Angeles to meet with the Rockets (and potentially the Lakers as well).

Butler declined his \$19.8 million player option with the Sixers, but the team has not ruled out a sign-and-trade with another team.

In a sign-and-trade with the Heat, the Sixers would likely get back 25-year-old swingman Josh Richardson. Richardson had a breakout season in 2018-19, aver-

aging a career-high 16.6 points per game.

Tobias Harris

NBC Sports Philadelphia's John Clarke reported Sunday night that the Sixers met with Harris right at 6 p.m. when free agency officially opened.

JJ Redick

Wojnarowski reported right after 6 p.m. that the Pelicans will sign the now-former Sixers sharpshooter.

Here are several other key transactions that are expected to take place:

Khris Middleton to return to the Milwaukee Bucks.

Brook Lopez to return to Milwaukee Bucks.

Nikola Vucevic to return to Orlando Magic.

Memphis Grizzlies to retain Jonas Valanciunas.

Derrick Rose likely to Detroit Pistons.

Denver Nuggets likely to retain Paul Millsap.



Al Horford.

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LEGAL NOTICES

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Docket No. SU19P1235EA

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The Trial Court
Probate and Family Court

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Date of Death: 12/05/2018

Suffolk Probate and Family Court

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To all interested persons: A Petition for Formal Probate of Will with Appointment of Personal Representative has been filed by Matthew M. Rosenbaum of Austin, TX requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

The Petitioner requests that: Matthew M. Rosenbaum of Austin, TX be appointed as Personal Representative; of said estate to serve Without Surety on the bond in an unsupervised administration.

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You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before 10:00 a.m. on the return day of 07/11/2019. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.

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WITNESS, Hon. Brian J. Dunn, First Justice of this Court.

Date: June 18, 2019

[Signature]
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LEGAL NOTICES

MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage given by Estella County to Mortgage Electronic Registration Systems, Inc., as nominee for First Magnus Financial Corporation, its successors and assigns, dated September 28, 2006 and recorded with the Suffolk County Registry of Deeds at Book 40567, Page 111, subsequently assigned to Wells Fargo Bank, N.A. by Mortgage Electronic Registration Systems, Inc. as nominee for First Magnus Financial Corporation, its successors and assigns by assignment recorded in said Suffolk County Registry of Deeds at Book 51962, Page 97, subsequently assigned to Specialized Loan Servicing, LLC by Wells Fargo Bank, N.A. by assignment recorded in said Suffolk County Registry of Deeds at Book 60742, Page 314 for breach of the conditions of said Mortgage and for the purpose of foreclosing same will be sold at Public Auction at 11:00 AM on July 15, 2019 at 849 Cummins Highway, Boston (Mattapan), MA, all and singular the premises described in said Mortgage.

TO WIT:

The land in that part of Boston called Mattapan with the buildings thereon numbered 849 Cummins Highway, being lot forty-three on a "Plan of House Lots on Oakland Heights, Mattapan, belonging to F.J. Tabor, C.E. Brock Engineer, May 1893" recorded with Suffolk Deeds at the end of Libro 2178, bounded and described as follows: Northeastly by Oakland Street fifty and 39/100 (50.39) feet; Southeastly by land of owner unknown, being lot 44 on said plan, one hundred four and 61/100 (104.61) feet; Southwestly by land of owner unknown, being lot 45 on said plan, fifty (50) feet; and Northwestly by land of owner unknown being lot 42 on said plan, one hundred ten and 85/100 (110.85) feet. Excepting so much thereof as may have been taken for the abolition of Blue Hill Avenue and Oakland Street grade crossings of the N.Y. & H. & H.R.R. as shown on a plan recorded with said Deeds in Libro 2748, Page 97; and subject to the rights of the City of Boston to slope fillings in accordance with said taking, and to the restrictions referred to in a deed of said premises recorded with said Deeds Libro 3521, page 612 so far as the same may be now in force and applicable, and to all other restrictions and easements of record so far as in force and applicable. For title, see deed recorded with the Suffolk County Registry of Deeds on April 29, 1988 in Book 14654, Page 192.

The premises are to be sold subject to and with the benefit of all easements, restrictions, encroachments, building and zoning laws, liens, unpaid taxes, tax titles, water bills, municipal liens and assessments, rights of tenants and parties in possession, and attorney's fees and costs.

TERMS OF SALE:

A deposit of FIVE THOUSAND DOLLARS AND 00 CENTS (\$5,000.00) in the form of a certified check, bank treasurer's check or money order will be required to be delivered at or before the time the bid is offered. The successful bidder will be required to execute a Foreclosure Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid within thirty (30) days from the sale date in the form of a certified check, bank treasurer's check or other check satisfactory to Mortgagee's attorney. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to continue the sale and to amend the terms of the sale by written or oral announcement made before or during the foreclosure sale, if the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. The description of the premises contained in said mortgage shall control in the event of an error in this publication. **TIME WILL BE OF THE ESSENCE.**

Other terms, if any, to be announced at the sale.

Specialized Loan Servicing LLC
Present Holder of said Mortgage,
By Its Attorneys,
ORLANDS PC
PO Box 540540, Waltham, MA 02454
Phone: (781) 790-7800 • 18-015275

June 24, 2019, July 1, 2019 and July 8, 2019

MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage given by Kimberly Tilley to Mortgage Electronic Registration Systems, Inc. as nominee for GreenPoint Mortgage Funding, Inc., its successors and assigns, dated January 25, 2006 and recorded with the Suffolk County Registry of Deeds at Book 59155, Page 304 as amended by a Loan Modification recorded on July 30, 2012 in said Registry of Deeds at Book 48905, Page 22, subsequently assigned to The Bank of New York Mellon, BNA The Bank of New York, as Trustee, for the benefit of the Registered Holders of Structured Asset Mortgage Investments II Trust 2006-AP8, Mortgage Pass-Through Certificates, Series 2006-AP8 by Mortgage Electronic Registration Systems, Inc., as nominee for GreenPoint Mortgage Funding, Inc., its successors and assigns by assignment recorded in said Suffolk County Registry of Deeds at Book 58089, Page 67 for breach of the conditions of said Mortgage and for the purpose of foreclosing same will be sold at Public Auction at 12:00 PM on July 15, 2019 at 24-26 Rector Road, Boston (Mattapan), MA, all and singular the premises described in said Mortgage.

TO WIT:

A CERTAIN PARCEL OF LAND WITH THE BUILDINGS AND STRUCTURES NOW OR HEREAFTER PLACED THEREON SITUATED PARTLY ON THE DORCHESTER AND HYDE PARK DISTRICT OF BOSTON IN THE COUNTY OF SUFFOLK COUNTY AND COMMONWEALTH OF MASSACHUSETTS BEING NUMBERED 24 ON THE CITY NUMBERING OF RECTOR ROAD FORMERLY HUDOLIN ROAD, AND BEING LOTS 8 AND 9 ON A PLAN OF HOUSE LOTS IN MATTAPAN, OWNED BY WILLIAM J. BENNERMAN, H.T. WHITMAN AND CLAYTON HOWARD, CIVIL ENGINEERS, RECORDED WITH SUFFOLK REGISTRY OF DEEDS ON BOOK 3226, PAGE 451, BOUNDED AND DESCRIBED AS FOLLOWS: NORTHEASTERLY ON SAID RECTOR ROAD, EIGHTY (80) FEET; NORTHWESTERLY BY LAND OF OWNERS UNKNOWN, EIGHTY-EIGHT AND 25/100 (88.25) FEET; SOUTHWESTERLY BY LAND OF OWNERS UNKNOWN BEING LOTS 10 AND 11 ON SAID PLAN, SIXTY-SEVEN AND 11/100 (67.11) FEET; AND SOUTHEASTERLY BY LAND OF OWNERS UNKNOWN BEING LOT 7 ON SAID PLAN, EIGHTY-FOUR AND 45/100 (84.45) FEET CONTAINING 6,323 SQUARE FEET OF LAND, TOGETHER WITH A RIGHT OF WAY IN SAID RECTOR ROAD FOR INFORMATIONAL PURPOSES ONLY: THE APN IS SHOWN BY COUNTY ASSESSOR AS 1801612010, SOURCE OF TITLE IS BOOK 38086, PAGE 292 (RECORDED 12/10/04)

The premises are to be sold subject to and with the benefit of all easements, restrictions, encroachments, building and zoning laws, liens, unpaid taxes, tax titles, water bills, municipal liens and assessments, rights of tenants and parties in possession, and attorney's fees and costs.

TERMS OF SALE:

A deposit of FIVE THOUSAND DOLLARS AND 00 CENTS (\$5,000.00) in the form of a certified check, bank treasurer's check or money order will be required to be delivered at or before the time the bid is offered. The successful bidder will be required to execute a Foreclosure Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid within thirty (30) days from the sale date in the form of a certified check, bank treasurer's check or other check satisfactory to Mortgagee's attorney. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to continue the sale and to amend the terms of the sale by written or oral announcement made before or during the foreclosure sale, if the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. The description of the premises contained in said mortgage shall control in the event of an error in this publication. **TIME WILL BE OF THE ESSENCE.**

Other terms, if any, to be announced at the sale.

The Bank of New York Mellon, BNA, The Bank of New York, as trustee, for the benefit of the registered holders of Structured Asset Mortgage Investments II Trust 2006-AP8, Mortgage Pass-Through Certificates, Series 2006-AP8
Present Holder of said Mortgage,
By Its Attorneys,
ORLANDS PC
PO Box 540540, Waltham, MA 02454
Phone: (781) 790-7800
17-012820

June 24, 2019, July 1, 2019
and July 8, 2019.

CITATION GIVING NOTICE OF PETITION FOR APPOINTMENT OF GUARDIAN FOR INCAPACITATED PERSON PURSUANT TO

G.L. C. 190B, §5-304

Docket No. SU18P2633GD

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court

In the matter of: Robert F Conley, Jr.
Of: Boston, MA

RESPONDENT

Alleged Incapacitated Person

To the named Respondent and all other interested persons, a petition has been filed by Stephen Conley of Waltham, MA, in the above captioned matter alleging that Robert F Conley, Jr. is in need of a Guardian and requesting that Stephen Conley of Waltham, MA, (or some other suitable person) be appointed as Guardian to serve on the bond.

Suffolk Probate and Family Court
24 New Chardon Street, Boston, MA 02114

The petition asks the court to determine that the Respondent is incapacitated, that the appointment of a Guardian is necessary, and that the proposed Guardian is appropriate. The petition is on file with this court and may contain a request for certain specific authority.

You have the right to object to this proceeding. If you wish to do so, you or your attorney must file a written appearance at this court on or before 10:00 A.M. on the return date of 07/18/2019. This day is NOT a hearing date, but a deadline date by which you have to file the written appearance if you object to the petition. If you fail to file the written appearance by the return date, action may be taken in this matter without further notice to you. In addition to filing the written appearance, you or your attorney must file a written affidavit stating the specific facts and grounds of your objection within 30 days after the return date.

IMPORTANT NOTICE

The outcome of this proceeding may limit or completely take away the above-named person's right to make decisions about personal affairs or financial affairs or both. The above-named person has the right to ask for a lawyer. Anyone may make this request on behalf of the above-named person. If the above-named person cannot afford a lawyer, one may be appointed at State expense.

WITNESS, Hon. Brian J. Dunn, First Justice of this Court.

Date: June 25, 2019

[Signature]

CITATION GIVING NOTICE OF PETITION FOR APPOINTMENT OF CONSERVATOR OR OTHER PROTECTIVE ORDER PURSUANT

TO G.L. c. 190B, § 5-304 & § 5-405

Docket No. SJ19P1391PM

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court

In the matter of: Baaju Izuchi
Of: Hyde Park, MA

RESPONDENT

(Person to be Protected/Minor)

To the named Respondent and all other interested persons, a petition has been filed by Boston Medical Center of Boston, MA, in the above captioned matter alleging that Baaju Izuchi is in need of a Conservator or other protective order and requesting that Nicholasukwu Izuchi of Hyde Park, MA, (or some other suitable person) be appointed as Conservator to serve Without Surety on the bond.

Suffolk Probate and Family Court
24 New Chardon Street, Boston, MA 02114

The petition asks the court to determine that the Respondent is disabled, that a protective order or appointment of a Conservator is necessary, and that the proposed conservator is appropriate. The petition is on file with this court.

You have the right to object to this proceeding. If you wish to do so, you or your attorney must file a written appearance at this court on or before 10:00 A.M. on the return date of 08/05/2019. This day is NOT a hearing date, but a deadline date by which you have to file the written appearance if you object to the petition. If you fail to file the written appearance by the return date, action may be taken in this matter without further notice to you. In addition to filing the written appearance, you or your attorney must file a written affidavit stating the specific facts and grounds of your objection within 30 days after the return date.

IMPORTANT NOTICE

The outcome of this proceeding may limit or completely take away the above-named person's right to make decisions about personal affairs or financial affairs or both. The above-named person has the right to ask for a lawyer. Anyone may make this request on behalf of the above-named person. If the above-named person cannot afford a lawyer, one may be appointed at State expense.

WITNESS, Hon. Brian J. Dunn, First Justice of this Court.

Date: June 24, 2019

[Signature]

**COMMONWEALTH OF MASSACHUSETTS
LAND COURT 19 SM 003014
DEPARTMENT OF THE TRIAL COURT**

ORDER OF NOTICE

To: Miguel Rivera and to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. 50 §3901 (et seq)

Wells Fargo Bank, N.A. claiming to have an interest in a Mortgage covering real property in Roxbury (Boston), numbered 4 Glines Avenue, given by Miguel Rivera to Mortgage Electronic Registration Systems, Inc., as nominee for Guaranteed Rate, Inc., dated November 12, 2010, and recorded in the Suffolk County Registry of Deeds in Book 47174, Page 38, as modified by a certain modification agreement dated December 4, 2017, and recorded with said Registry of Deeds in Book 59019, Page 58, and now held by the Plaintiff by assignment, has/have filed with this court a complaint for determination of Defendant's/Defendants' Servicemembers status.

If you now are, or recently have been, in the active military service of the United States of America, then you may be entitled to the benefits of the Servicemembers Civil Relief Act. If you object to a foreclosure of the above mentioned property on that basis, then you or your attorney must file a written appearance and answer in this court at Three Pemberton Square, Boston, MA 02108 on or before August 12, 2019 or you may lose the opportunity to challenge the foreclosure on the ground of noncompliance with the Act.

Witness, GORDON H. PIPER, Chief Justice of said Court on June 25, 2019.
Attest:

Deborah J. Patterson
Recorder
16517

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herman.miles@metro.us

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1 Deadly critter
4 Standard car feature
9 Up in __; irate
13 Make hazy
14 Vietnam's capital
15 Island feast
16 Dog food brand
17 Criminal's aide
19 Bread for a Reuben
20 Scumbag
21 Sausages, often
22 Meanders
24 Actor Daniel __ Kim
25 Segel & Ritter
27 Frankness
30 Embrace as one's own
31 Only one-syllable U.S. state
33 Study of plants: abbr.
35 Bekins vehicles
36 Knox & Worth
37 Dead giveaway
38 Paris pal
39 Penniless
40 Elevate

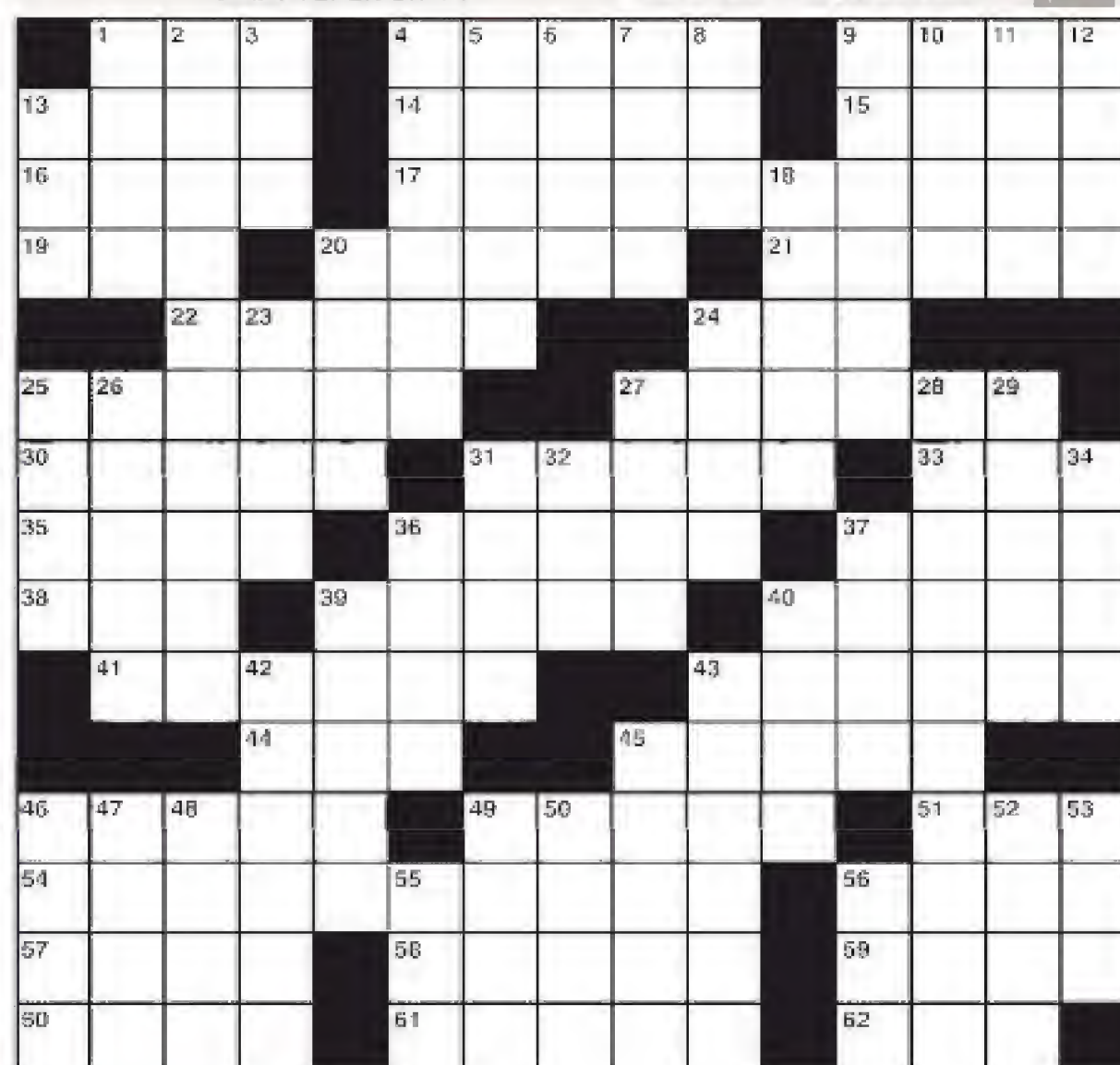
41 Petrified
43 Moved just a bit
44 Prefix for day or way
45 Good wood for rafts
46 Frequently
49 Playground item
51 Lid
54 Sin
56 Mother lode location
57 Social misfit
58 Saying
59 Leave suddenly
60 Observes
61 Less adorned
62 Not __ more; no longer

DOWN

1 Actress Sheedy
2 Part of SST
3 In favor of
4 Bracelet dangles
5 Shoestrings
6 __ in a while; occasionally
7 Chicken's home
8 Actress Delaney
9 United with others
10 Destroy
11 " __ the Knife"; Bobby Darin hit

12 Takes to court
13 Tavern
18 LAX arrival
20 Isn't able to
23 Fumbler's word
24 Quayle & Rather
25 Coffee
26 2nd U.S. president
27 Give a traffic ticket to
28 Duty
29 Awaken
31 Frame of mind
32 Flood refuge
34 __ off; irritated
36 Mr. Flintstone
37 Womanizers
39 __ up; mention
40 Regulation
42 Makes right
43 Burrowing mammal
45 Pig out
46 Possesses
47 Unrestrained
48 Ripped
49 Soft drink
50 One not to be trusted
52 "Beauty is __ skin-deep"
53 Flea collar wearer
55 Apply finger paint
56 Business deg.

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	9					6		
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	8			4		3	1	6
4	6		2		3	5	8	7

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Aries If you are going to get into a discussion, know what you want and what you'll be willing to settle for before you begin. Outmaneuvering someone takes finesse and knowledge.



Taurus Check over your personal finances before you make a purchase or get involved in a risky joint venture. Be practical and selective when it comes to money matters.



Gemini Question motives if someone is acting strange or being unusually accommodating. A hidden matter will be revealed. Don't let anger set in when facts and intelligence are what's required.



Cancer Question what others are doing. Don't feel that you must follow someone who is coaxing you to get involved in something that makes you anxious. Choose to do your own thing.



Leo Offer help because you want to, not in order to impress someone. Bragging will be misleading, causing others to want more from you. Focus on self-improvement instead of trying to change others.



Virgo Size up a situation and take on feasible responsibilities. Know your limits and refuse to let anyone talk you into something you know you shouldn't do.



Libra Make change happen. Concentrate on being your best, not on trying to get others to adjust to your way of thinking. Give everyone space and do your own thing.



Scorpio Don't feel that you must spend money or keep up with someone who tends to live lavishly. Attend an event that is quite different than anything you've encountered in the past.



Sagittarius A personal adjustment will encourage you to do what's right. Make choices based on facts, not on following others. Romance will bring you closer to a loved one.



Capricorn Don't let the changes that someone makes bother you. You don't have to join in if you don't want to. Focus on what makes you happy instead of trying to appease others.



Aquarius Take a time-out and relax. Spend time doing something that makes you feel good about your appearance or capabilities. Offer peace and love, not discord.



Pisces Before you sign up for something expensive, consider what you are going to get for your money. Life lessons are often more educational than listening to a self-help guru selling malarkey. EUGENIA LAST

Yesterday's Answers

T	A	C		S	H	A	F	T		F	L	E	A
O	I	L	S		H	E	L	L	O		L	U	A
T	R	O	T		R	A	D	A	R		A	R	T
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